

1 **DIVISION G: CONSERVATION DESIGN**

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3 **~~Section 6-2000—Conservation Design.~~**

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5 **~~6-2001 Purpose and Intent.~~** These provisions are intended to:

6 (A) ~~Consider the resources on a site and surrounding areas and detail a process~~
7 ~~whereby development is designed around a property's natural and historic~~
8 ~~features.~~

9 (B) ~~Conserve open land, including those areas containing unique and sensitive~~
10 ~~natural features such as rivers and streams and associated 100-year~~
11 ~~floodplains, karst features, very steep slopes, and areas required to be~~
12 ~~protected by applicable federal and state laws and regulations.~~

13 (C) ~~Retain and protect existing environmental, natural, and heritage resources.~~

14 (D) ~~Create a linked network of open spaces;~~

15 (E) ~~Provide full density credit and allow for a diversity of lot sizes, building~~
16 ~~densities, and housing choices to accommodate a variety of age and~~
17 ~~income groups and residential preferences;~~

18 (F) ~~Promote rural economy uses;~~

19 (G) ~~Provide reasonable economic use of the property; and~~

20 (H) ~~Impose, as necessary, conditions of approval to safeguard the public~~
21 ~~health, safety, and welfare.~~

22 **~~6-2002 Applicability and Exemptions.~~**

23 (A) ~~**General.** The applicant shall follow the requirements in this Section 6-~~
24 ~~2000 and shall submit a conservation design plan preceding submittal of~~
25 ~~the applications specified in 6-2002(C). County approval of a~~
26 ~~conservation design plan is required prior to any land disturbing activity,~~
27 ~~except as exempted pursuant to Section 6-2002(C).~~

28 (B) ~~**Applicability—Zoning Districts.** The standards and procedures~~
29 ~~contained in this section shall apply only to the following zoning districts~~
30 ~~and applicable subdistricts as specified therein:~~

31 (1) ~~AR-1 Agricultural Rural-1~~

32 (2) ~~AR-2 Agricultural Rural-2~~

33 (3) ~~TR-1 Transitional Residential-1~~

- (4) ~~TR 2 Transitional Residential 2~~
- (5) ~~TR 3 Transitional Residential 3~~
- (6) ~~TR 10 Transitional Residential 10~~
- (7) ~~JLMA 1 Joint Land Management Area 1~~
- (8) ~~JLMA 2 Joint Land Management Area 2~~
- (9) ~~JLMA 3 Joint Land Management Area 3~~
- (10) ~~JLMA 20 Joint Land Management Area 20~~
- (11) ~~PD CV Planned Development Countryside Village~~

(C) ~~**Applicability Development Applications.** The standards in this Section 6-2000 shall apply when the applicant is required to submit the following application types:~~

- (1) ~~**Subdivision**, including preliminary subdivision plat, as set forth in Section 6-800, "Subdivision Approval," of the Zoning Ordinance and Chapter 1243, "Subdivision Procedures," of the Land Subdivision Development Ordinance (LSDO). Lots that have been reviewed and created pursuant to this Section 6-2000 shall not be required to go through the conservation design process again.~~
- (2) ~~**Site plan**, as set forth in Section 6-700, "Site Plan Review," of the Zoning Ordinance and Chapter 1244, "Site Plan Procedures," of the LSDO unless the parcel subject to the site plan has already been reviewed and approved pursuant to this Section 6-2000.~~

(D) ~~**Exemptions.** This Section 6-2000 shall not apply to land disturbing activity or development of sites that are specifically exempt, as set forth in subsections (1) through (5) below:~~

- (1) ~~**Single-Family Dwelling on Existing Legal Lot.** A legal lot of record which lot was in existence on January 7, 2003 may be developed for a single-family detached dwelling use. Development on such lot shall be subject to all other applicable standards in this Zoning Ordinance, including:~~
 - (a) ~~Section 4-1600, Mountainside Development Overlay District (MDOD);~~
 - (b) ~~Section 4-1900, Limestone Conglomerate Overlay District (LOD);~~

(c) ~~Section 4 2000, River and Stream Corridor Overlay District (RSCOD);~~

(d) ~~Section 5 1508; Steep Slope Standards; and~~

(e) ~~All other applicable federal, state, or local regulations.~~

(2) ~~This exemption shall not apply to non-residential development. All non-residential development on a legal lot of record, which lot was in existence on January 7, 2003, shall be subject to this Section 6-2000.~~

(3) ~~**Agricultural Operations and Certain Rural Economy Uses.** This section shall not apply to agricultural operations that are covered by a Conservation Farm Management Plan, approved by the Loudoun County Soil and Water Conservation District or the U.S. Natural Resources and Conservation Service that includes best management practices, nor shall it apply to certain rural economy uses listed below. Structures associated with agricultural operations are not exempt from environmental provisions; however, the following rural economy uses are exempt from Section 6-2000:~~

(a) ~~Agriculture;~~

(b) ~~Horticulture;~~

(c) ~~Animal Husbandry; and~~

(d) ~~Agricultural support and services directly associated with ongoing agricultural, horticulture, and animal husbandry activities on site.~~

(4) ~~**Timber Harvesting.** Timber harvesting shall be conducted only in conformance with a Forest Management Plan approved by both the Virginia Division of Forestry and the County.~~

(5) ~~**Route 28 Highway Transportation Improvement District.** Any property within the Route 28 Highway Transportation Improvement District shall be exempt from this Section 6-2000 unless the owner or developer of the property voluntarily requests that such procedures apply.~~

(6) ~~**Minor Land Disturbing Activities.** Activities that will disturb less than 5,000 square feet in area and less than 18 inches in depth and that are not required to obtain a building permit are exempt.~~

~~**6-2003 Review Procedures/Administration.**~~

(A) ~~Conservation Design Plan Review Procedures.~~

1 (1) ~~General.~~ Any development application specified in Section 6-
2 2002(C) in the zoning districts designated in Section 6-2002(B)
3 shall require County approval of a conservation design plan. The
4 County shall grant approval for a conservation design plan only
5 upon compliance with the following provisions:

6 (a) ~~The applicant shall submit a conservation design plan to the~~
7 County prior to or concurrently with the initial submission
8 for approval of any application type set forth in Section 6-
9 2002(C).

10 (b) ~~The conservation design plan shall demonstrate compliance~~
11 with the standards established in this Section 6-2000.

12 (c) ~~Deviation from the approved conservation design plan~~
13 without obtaining County approval shall require corrective
14 measures to be taken by the landowner to remedy the
15 discrepancy. The necessary corrections shall be made
16 within ten (10) working days from the date the landowner
17 is notified by the County of the deviation. Remediation
18 activities shall be required to restore and/or replace the
19 nonconforming areas to meet the County approved
20 conservation design plan. Delay of required remediation
21 activities beyond the ten (10) working day period shall
22 constitute a violation of this Zoning Ordinance, and is
23 punishable by fine as set forth in Section 6-500,
24 "Enforcement and Penalties."

25 (d) ~~The Board of Zoning Appeals shall review any appeals~~
26 from determination by County staff or the Zoning
27 Administrator taken pursuant to the standards in this
28 Section 6-2000.

29 (2) ~~Conservation Design Process.~~

30 (a) ~~Step 1 Site Analysis Map.~~

31 (i) ~~Contemporaneously with submission of any~~
32 application type set forth in Section 6-2002 (C), the
33 applicant shall prepare a site analysis map that
34 provides information about existing site conditions
35 and context, and that comprehensively analyzes
36 existing conditions both on the proposed
37 development site and on property within 500 feet of
38 the site. It is the intent of this section that the
39 information required to be presented in the site
40 analysis map be produced primarily from existing
41 sources, maps, and data.

~~(ii) The applicant shall follow the site analysis map preparation requirements set forth in the Facilities Standards Manual.~~

~~(b) Step 2 Site Inspection.~~

~~(i) After submitting the site analysis map, the applicant shall schedule a site inspection of the property by the staff and shall provide copies of the draft site analysis map prior to the on site meeting. The purpose of this site visit is to:~~

1. Familiarize staff with the property's existing conditions and special features;
2. Identify potential site development issues, and
3. Provide an opportunity to discuss site development concepts, including the general layout of primary conservation areas, rural economy conservation lands, and open space as applicable, as well as potential locations for proposed structures, utilities, roads, and other development features. Comments made by officials or staff shall be interpreted as being only suggestive. No official decisions shall be made during the site inspection.

~~(ii) The applicant shall provide a permission form to allow staff to enter the property.~~

~~(iii) County staff shall schedule the site inspection within ten (10) days of site analysis map submittal and shall invite the applicant to participate in site inspection.~~

~~(c) Step 3 – Conservation and Development Areas Map.~~

~~(i) The applicant shall prepare a map to identify primary conservation areas, rural economy conservation lands, and open space areas, as applicable, and the development delineation area (DDA), in accordance with the delineation requirements described in Section 6 2004, “Delineation of Primary Conservation Areas, Rural Economy Conservation Lands, and Open Space Areas” below.~~

~~(d) Step 4—Conservation Design Plan.~~

(i) ~~The applicant shall follow submission requirements for a conservation design plan in accordance with the delineation requirements, described in Section 6-2004 below. The conservation design plan submittal shall include the following components:~~

- ~~1. Site Analysis Map;~~
- ~~2. Conservation and Development Areas Map;~~
- ~~3. Preliminary Site Improvements Plan, showing proposed site development, including minor utilities, roads, other development features, and lot lines, that includes the DDA; and~~
- ~~4. Preliminary studies and reports as required in other sections of the Zoning Ordinance and Facilities Standards Manual.~~

~~6-2004 Delineation of Primary Conservation Areas, Rural Economy Conservation Lands, and Open Space Areas.~~

~~(A) Primary Conservation Area Delineation.~~

(1) ~~The applicant shall delineate “primary conservation areas” on a conservation and development areas map, based on the requirements set forth in the following sections of the Zoning Ordinance:~~

- ~~(a) Section 4-1600, Mountainside Development Overlay District (MDOD);~~
- ~~(b) Section 4-1905(B), Karst Feature Buffers within the Limestone Conglomerate Overlay District (LOD);~~
- ~~(c) Section 4-2000, River and Stream Corridor Overlay District (RSCOD);~~
- ~~(d) Section 5-1508(C)(2)(b), Very Steep Slope Areas ; and~~
- ~~(e) Areas required to be protected by applicable federal and state laws and regulations.~~

(2) ~~One hundred percent (100%) of the primary conservation areas shall be included in and credited against the rural economy conservation lands and/or open space requirements as applicable of the relevant zoning districts. However, if land in the primary conservation areas exceed the rural economy conservation lands an/or open space requirements, as applicable, such land shall be protected pursuant to the provisions of the applicable overlay districts and development standards.~~

1 ~~(B) — Rural Economy Conservation Lands Delineation (AR-1 and AR-2~~
2 ~~only). The applicant shall delineate rural economy conservation lands in~~
3 ~~the applicable AR zoning district. The total Rural Economy Conservation~~
4 ~~Lands to be set aside shall at a minimum be equal to the amount of~~
5 ~~property needed to satisfy the minimum zoning district open space~~
6 ~~requirement. However, if the amount of primary conservation areas~~
7 ~~required to be protected by this ordinance exceeds the applicable zoning~~
8 ~~district open space requirement, the primary conservation areas in their~~
9 ~~entirety shall be protected pursuant to the provisions of the applicable~~
10 ~~overlay zoning districts or development standards.~~

11 ~~(C) — Open Space Delineation (all other districts). The applicant shall~~
12 ~~delineate open space on the basis of the minimum percent open space~~
13 ~~required in each zoning district. The total open space required to be~~
14 ~~protected shall at a minimum be comprised of the sum of primary~~
15 ~~conservation areas and additional open space needed to satisfy the~~
16 ~~minimum zoning district open space requirements. However, if the~~
17 ~~amount of primary conservation areas required to be protected by this~~
18 ~~ordinance exceeds the applicable zoning district open space requirement,~~
19 ~~the primary conservation areas in their entirety shall be protected pursuant~~
20 ~~to the provisions of the applicable overlay districts and development~~
21 ~~standards.~~

22 ~~(D) — Development Delineation Area (DDA). After identifying the primary~~
23 ~~conservation areas, rural economy conservation lands, and/or open space~~
24 ~~on a site, as applicable, the applicant shall identify a DDA within which~~
25 ~~development may occur pursuant to Section 6-2006(B). DDA's may be~~
26 ~~multiple and non-contiguous on a site.~~

27 ~~**6-2005 Conservation Areas and Open Space Permitted Uses and Activities.**~~

28 ~~(A) — Primary Conservation Areas. Only the uses and activities permitted in~~
29 ~~the environmental overlay districts or very steep slope areas listed in~~
30 ~~Section 6-2004(A)(1) shall be permitted in primary conservation areas.~~

31 ~~(B) — Rural Economy Conservation Lands (AR-1 and AR-2 Districts).~~
32 ~~Land disturbing activity as part of a development project or subdivision~~
33 ~~shall not occur in the designated rural economy conservation lands~~
34 ~~except for the following uses and activities:~~

35 ~~(1) — Open space uses as set forth in the definition of “open space” in~~
36 ~~Article VIII and the rural economy uses allowed as part of a~~
37 ~~residential cluster option in the AR districts pursuant to Section 5-~~
38 ~~703-(C)(2)(a);~~

39 ~~(2) — Conservation practices that protect or enhance the value(s) of the~~
40 ~~resource;~~

1 (3) ~~Disturbance or construction activity in the rural economy~~
2 ~~conservation lands may occur with County approval, for the~~
3 ~~following additional limited purposes:~~

4 (a) ~~Mitigation of development activities;~~

5 (b) ~~Restoration of previously disturbed or degraded areas to~~
6 ~~enhance habitat values or other natural resource values;~~

7 (c) ~~Construction of a trail or pedestrian walkway that will~~
8 ~~provide public access for educational purposes;~~

9 (d) ~~Provision of individual septic systems or communal~~
10 ~~wastewater systems package sewage disposal systems~~
11 ~~when such systems cannot reasonably be contained within~~
12 ~~the DDA or other nearby developed areas;~~

13 (e) ~~Provision of wells and water supply systems when such~~
14 ~~systems cannot reasonably be contained within the DDA or~~
15 ~~other nearby developed areas;~~

16 (f) ~~Construction of stormwater management systems when~~
17 ~~such systems cannot reasonably be contained within the~~
18 ~~DDA or other nearby developed areas; and~~

19 (g) ~~Utility installations and emergency public safety activities~~
20 ~~when such utilities and activities cannot reasonably be~~
21 ~~contained within the DDA or other nearby developed areas.~~

22 (i) ~~Construction, installation, and maintenance of~~
23 ~~utilities shall comply with all applicable state and~~
24 ~~federal requirements and permits.~~

25 (ii) ~~Utilities shall be designed and constructed in a~~
26 ~~manner that protects primary conservation areas.~~

27 (iii) ~~No more land shall be disturbed than is necessary to~~
28 ~~provide for the proposed utility or activity.~~

29
30 (C) ~~**Open Space In the TR Districts.** Land disturbing activity as part of a~~
31 ~~development project or subdivision shall be limited in the delineated open~~
32 ~~space to the following uses and activities:~~

33 (1) ~~Open space uses as set forth in the definition of “open space” in~~
34 ~~Article VIII and uses allowed in the open space as part of the~~
35 ~~residential cluster option in the TR Districts as set forth in Section~~
36 ~~5-701.~~

37 (2) ~~Conservation practices that protect or enhance the value(s) of the~~
38 ~~resource;~~

(3) — ~~Disturbance or construction activity in open space may occur with County approval, for the following additional limited purposes:~~

(a) — ~~Mitigation of development activities;~~

(b) — ~~Restoration of previously disturbed or degraded areas to enhance habitat values or other natural resource values;~~

(c) — ~~Construction of a trail or pedestrian walkway that will provide public access for educational purposes;~~

(d) — ~~Provision of individual septic systems or communal wastewater systems package sewage disposal systems when such systems cannot reasonably be contained within the DDA or other nearby developed areas;~~

(e) — ~~Provision of wells and water supply systems when such systems cannot reasonably be contained within the DDA or other nearby developed areas;~~

(f) — ~~Construction of stormwater management systems when such systems cannot reasonably be contained within the DDA or other nearby developed areas; and~~

(g) — ~~Utility installations and emergency public safety activities when such utilities and activities cannot reasonably be contained within the DDA or other nearby developed areas.~~

(i) — ~~Construction, installation, and maintenance of utilities shall comply with all applicable state and federal requirements and permits.~~

(ii) — ~~Utilities shall be designed and constructed in a manner that protects primary conservation areas.~~

(iii) — ~~No more land shall be disturbed than is necessary to provide for the proposed utility or activity.~~

(D) — **Open Space (all other districts).** ~~Land disturbing activity as part of a development project or subdivision shall be limited in the delineated open space to the following uses and activities:~~

(1) — ~~Open space uses as set forth in the definition of “open space” in Article VIII.~~

(2) — ~~Conservation practices that protect or enhance the value(s) of the resource;~~

(3) — ~~Disturbance or construction activity in open space may occur with County approval, for the following additional limited purposes:~~

(a) — ~~Mitigation of development activities;~~

- ~~(b) — Restoration of previously disturbed or degraded areas to enhance habitat values or other natural resource values;~~
- ~~(c) — Construction of a trail or pedestrian walkway that will provide public access for educational purposes;~~
- ~~(d) — Provision of individual septic systems or communal wastewater systems package sewage disposal systems when such systems cannot reasonably be contained within the DDA or other nearby developed areas;~~
- ~~(e) — Provision of wells and water supply systems when such systems cannot reasonably be contained within the DDA or other nearby developed areas;~~
- ~~(f) — Construction of stormwater management systems when such systems cannot reasonably be contained within the DDA or other nearby developed areas; and~~
- ~~(g) — Utility installations and emergency public safety activities when such utilities and activities cannot reasonably be contained within the DDA or other nearby developed areas.~~
 - ~~(i) — Construction, installation, and maintenance of utilities shall comply with all applicable state and federal requirements and permits.~~
 - ~~(ii) — Utilities shall be designed and constructed in a manner that protects primary conservation areas.~~
 - ~~(iii) — No more land shall be disturbed than is necessary to provide for the proposed utility or activity.~~

~~6-2006 Conservation Design Standards.~~

- ~~(A) — Configuration of Primary Conservation Areas, Rural Economy Conservation Lands, and Open Space Areas — The applicant shall configure, rural economy conservation lands (in the AR-1 and AR-2 districts), and open space (in non AR-1 and AR-2 districts) in a manner to:~~
 - ~~(1) — Conform with adopted open space and trail plans, where applicable;~~
 - ~~(2) — Provide contiguity with other open space, agricultural lands, and conservation areas both on and off site, except that maintaining contiguity with agricultural lands is not necessary in non-agricultural districts;~~
 - ~~(3) — Protect unique site features and resources;~~

(4) ~~Provide a minimum buffer width of 100 feet from adjacent public parkland, within which no new structures shall be constructed, nor shall any clearing of forests take place.~~

(5) ~~Provide a minimum buffer width of 100 feet from existing agricultural activities in agricultural districts; and~~

(6) ~~Avoid fragmentation of primary conservation areas.~~

~~(B) **Development Delineation Area (DDA) Configuration.** The applicant shall configure the DDA according to the following criteria:~~

~~(1) In all cases the DDA shall be located outside of all primary conservation areas. In addition, for all subdivision applications, the DDA shall be located outside the designated Rural Economy Conservation Lands and the open space area, as applicable. The DDA may be multiple and non-contiguous on a site and shall indicate the specific area(s) of a site within which:~~

~~(a) Land disturbing activity, including clearing and grading, shall be contained;~~

~~(b) Ingress and egress for development may be provided;~~

~~(c) "Building envelope(s)" of sufficient size to permit reasonable use of the property shall be located; and~~

~~(d) Wells and septic systems are appropriately located based on required hydrogeologic testing, and in accordance with applicable requirements in Chapter 8 of the Facilities Standards Manual.~~

~~(2) **Field Designation.** The DDA shall be designated in the field prior to commencement of excavation, grading, or construction with construction barrier fencing or other methods approved by staff.~~

~~(C) **Roads, Driveways, Minor Utilities.** The applicant shall align roads, driveways, and minor utilities according to standards set forth in the Facilities Standards Manual and the following criteria:~~

~~(1) The road plan shall provide vehicular access to each house.~~

~~(2) The alignment of roads, driveway, and minor utilities shall minimize impacts on primary conservation areas.~~

~~(D) **Pedestrian and Maintenance Access.** Pedestrian and maintenance access to commonly owned open space, if any, shall be provided in accordance with the following requirements:~~

(1) ~~For commonly owned open space, as defined in the Zoning Ordinance, each neighborhood or cluster shall provide at least one centrally located access point per fifteen (15) lots. The access easement shall be a minimum of thirty-five (35) feet wide.~~

(2) ~~Pedestrian access to conservation land or open space used for agriculture or rural economy uses may be appropriately restricted for public safety and to prevent interference with agricultural operations or rural economy use.~~

(3) ~~Pedestrian access to primary conservation areas may be appropriately restricted to protect resources.~~

~~(E) **Density/Intensity Calculations.**~~

(1) ~~The gross land area located within any portion of a required primary conservation area shall be included as part of the total land area for purposes of calculating the permitted floor area and number of residential units in the underlying zoning district and open space. Development of the floor area and number of residential units allowed in the underlying zoning district shall occur in the DDA.~~

(2) ~~Up to 100% of density that would be allowed on the gross land area of the subject property shall be located within the DDA portions of the same property., Lot size and dimensions shall comply with applicable zoning district cluster subdivision standards if a cluster subdivision is being developed.~~

~~**6-2007 Reasonable Economic Use of Property.** It is the intent of this Section 6-2000 that landowners be provided a reasonable economic use of property. If the requirements of this Section deny all reasonable economic use of property, a landowner may seek a variance in accordance with Section 6-1607, "Standards for Variances," of this Zoning Ordinance.~~

~~**6-2008 Ownership and Maintenance of Rural Economy Conservation Lands and Open Space.**~~

~~(A) **Restriction on Future Subdivision and Development.** All primary conservation areas, rural economy conservation lands, and open space delineated as part of the conservation design process shall be permanently restricted from future subdivision and/or development, as applicable, through an easement granted to Loudoun County.~~

~~(B) **Ownership Options.** The applicant shall propose measures or methods for long term ownership of rural economy conservation lands and open space areas. The methods that may be used, include but are not limited to fee simple dedication to the County with county approval, ownership by a~~

homeowner association, retention of ownership by the developer or owner, or transfer of title to a private conservation organization.

~~(C) Management and Maintenance of Rural Economy Conservation Lands and Open Space Areas.~~

~~(a) Unless otherwise agreed to by the County or unless the land is dedicated to the County, the cost and responsibility of maintaining conservation areas and open space areas shall be borne by the property owner, condominium/homeowner association, conservation organization, or other entity as identified pursuant to Section 6-2008 (B), above.~~

~~6-2009 Incentives and Flexibility.~~

~~(A) Incentives for Resubmission and Redesign of Existing Approved But Undeveloped Subdivisions.~~ For the purpose of encouraging the resubmittal and redesign of existing approved but undeveloped subdivisions in the AR, TR, and JLMA zoning districts that do not meet the purposes or standards of the Environmental Overlay Districts (MDOD, LOD, RSCOD) and Steep Slope regulations, and principles of Conservation Design, the County may grant the following incentives to an applicant:

~~(1) Allow the full number of lots achievable under the approved subdivision plat to be located within the Designated Development Area by allowing lot sizes to be reduced below the minimum required in the underlying zoning district.~~

~~(2) Reduce the applicable zoning district open space requirement by twenty five percent (25%).~~

~~(3) Allow a full credit against the applicable open space requirement for all primary conservation areas, including RSCOD.~~

~~(4) A reduction or elimination of applicable zoning district dimensional standards, including but not limited to height, lot width, yards, lot coverage, and buffers/setbacks.~~

~~(5) Use of the Rural Economy Conservation Lands or open space areas as applicable, may be allowed pursuant to underlying zoning districts.~~

~~(B) Zoning District Flexibility Provisions.~~ For all development subject to the requirements of Conservation Design, certain zoning district dimensional and development standards may be modified as provided below to provide flexibility in achieving the purposes of this section and

compliance with the Environmental Overlay District (RSCOD, LOD, and MDOD) and Steep Slope requirements:

(1) ~~Minimum Lot Size:~~ No minimum.

(2) ~~Minimum Lot Width:~~ No minimum.

(3) ~~Minimum Yards:~~

(a) ~~Residential:~~ No minimum

(b) ~~Nonresidential (minimum):~~

(i) ~~Front:~~ 15 feet

(ii) ~~Side:~~ 9 feet ~~Rear:~~

(iii) ~~Rear:~~ 15 feet

(4) ~~Height (maximum).~~ 45 feet (residential); 55 feet, without additional setbacks being required (nonresidential)

(5) ~~Parking (nonresidential only).~~ Twenty five percent (25%) reduction in the required off-street parking space requirement as set forth in Section 5-1102.

(6) ~~Buffering and Screening.~~ To the extent necessary to accommodate the density/intensity of development allowed in the underlying zoning district, the Zoning Administrator may waive or reduce the buffer yard requirements set forth in Section 5-1400 upon a showing that the building and/or yard has been designed to minimize adverse impacts through a combination of architectural, landscape, and/or design techniques.